LOT 109
IN OR 1857/94
GOLFSIDE AT SUMMER BEACH #1

GARDNER MICHAEL A & JILL M
4701 RIGGING DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0109-0000

BUILDING CHARACTERISTICS

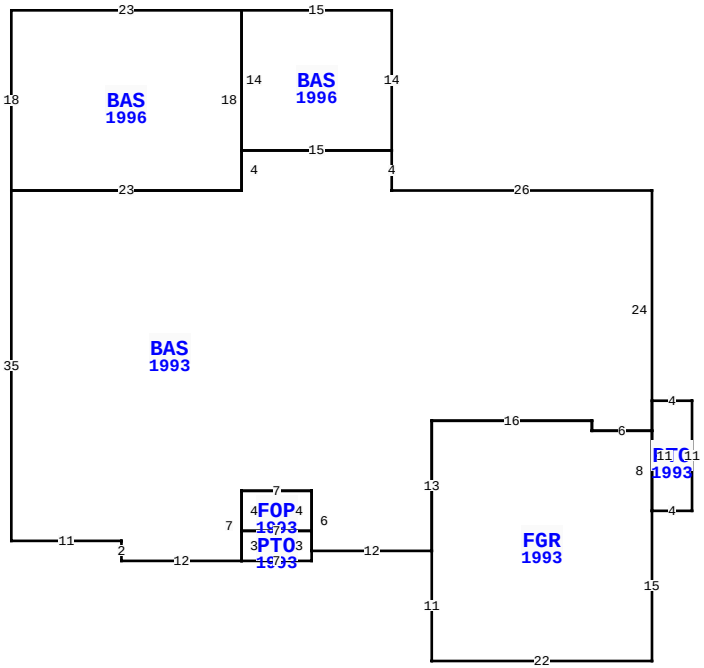
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	1993	2,043	300,287
BAS	210	100	1996	210	30,867
BAS	414	100	1996	414	60,851
FGR	522	55	1993	287	42,184
FOP	28	30	1993	8	1,176
PTO	21	5	1993	1	147
PTO	44	5	1993	2	294
TOTALS	3,282			2,965	435,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,965	105.4116	174.98	518,816	1993	1993	0	0	0	16.00	84.00

1 SFR CUST 0% - 0 Heated Area: 2667 HX Base Yr



4701 RIGGING DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
4	1125	CB/STC 6"	0	0	0	0	67.00	SF	7.35	7.35	100	1993	1993	3	62	305	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	435,805
TOTAL MARKET OB/XF VALUE	2,755
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	838,560
SOH/AGL Deduction	42,103
ASSESSED VALUE	796,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	796,457
TOTAL JUST VALUE	838,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	786,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313509	ROOF	14,000	06/01/2013
M0408228	H/AC	0	05/01/2004
B9602838	ADDITION	20,800	04/01/1996
6457	NEW CONSTR	86,120	10/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/0094	5/15/2013	WD	Q	I	02	370,000
GRANTOR: DAVIDSON JAMES DONALD						
GRANTEE: GARDNER MICHAEL A &						
1389/0043	2/14/2006	QC	Q	I	01	100
GRANTOR: MOUM BARBARA JEAN						
GRANTEE: DAVIDSON JAMES DONA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 BAS=[YR=1996] N14 W15 BAS=[YR=1996] W23 S18 E23 N18 $ S14 E15 $ W15 S4 W23 S35 E11 S2 E12 PTO=[YR=1993] E7 N3 FOP=[YR=1993] N4 W7 S4 E7 $ W7 S3 $ N7 E7 S6 E12 FGR=[YR=1993] S11 E22 N15 PTO=[YR=1993] E4 N11 W4 S11$ N8 W6 N1 W16 S13$ N13 E16 S1 E6 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,755

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS